



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD  
151 WEST PASSAIC STREET  
ROCHELLE PARK, NJ 07662  
December 20, 2012

## Meeting Minutes

- **CALL TO ORDER: 8:10**
- **Pledge of Allegiance**
- **ROLL CALL:**

**Present:** Ms. Collins-M. Den Bleyker-Chairman Kaniewski- Committeeman Kazimir -Mr. Kingma- Ms. Mueller -Chief Emeritus Zavinsky  
**Absent:** -Mr. Sorrentino

- **APPROVAL OF THE OCT 2012 MEETING MINUTES**

**Motion:** MDB  
**Second:** MC  
**Yes to Approve** Ms. Collins-M. Den Bleyker-Chairman Kaniewski- -Mr. Kingma-Chief Emeritus Zavinsky  
**Absent:** Mr. Sorrentino-Committeeman Kazimir  
**Abstain** Ms. Mueller

### MEMORIALIZATIONS –

Marc Markowitz  
Posh Wash & Go  
374-378 West Passaic Street  
Rochelle Park, NJ 07662  
Zone Business B Block 102 lot 1

**Motion:** RZ  
**Second:** MDB  
**Yes to Approve** Ms. Collins-M. Den Bleyker-Chairman Kaniewski- Mr. Kingma-Chief Emeritus Zavinsky  
**Abstain:** Committeeman Kazimir- Ms. Mueller  
**Absent:** Mr. Sorrentino

### BUILDING AND LAND USE APPLICATIONS:

#### **PB\_2012\_12\_1**

DD THAI CUISINE, LLC  
184 WEST PASSAIC STREET, ROCHELLE PARK, NJ 07662  
BLOCK 95, LOT: 18

**Applicant:** Srikritima Pun-Atit  
**Attorney:** Walter J. Dorgan, Jr., Esq

The applicant appeared before the Board seeking a Tenant Review to change ownership and receive approval to operate a Thai restaurant at the above address.

Samornrat Kulwatdnarn, testified that she is the current owner of the business and she is transferring ownership to her niece. Sikitima Pun Atit testified that the operation will essentially remain the same but with more hours and employees. The name of the business will change from Ruby Siam to DD Thai Cuisine. According to the applicant there will be 2 to 4 employees and The hours of operation will now be from 11:30 a.m. to 9:30 p.m., six days a week and closed on Mondays. There will be no renovations to the premises



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**The Board approved this application 7 to 0, with the witness stipulating that they will follow all township codes and conditions laid out in the resolution.**

**Motion:** RZ  
**Second:** CM  
**Yes to Approve** Ms. Collins-M. Den Bleyker-Chairman Kaniewski- Committeeman Kazimir -Mr. Kingma-  
Ms. Mueller -Chief Emeritus Zavinsky  
**Absent:** Mr. Sorrentino

**PB\_2012\_12\_2**

MVP TAEKWONDO CENTER  
5 WEST PASSAIC STREET, ROCHELLE PARK, NJ 07662  
ZONE BUS A BLOCK 86, LOT: 2-02

**Applicant Michael J. Albon, Jr.**

The applicant appeared before the Board seeking a Tenant Review to operate a center for Martial Arts Self-Defense instruction at the above. The applicant testified that he currently operates this business at 8 Railroad Avenue. He is seeking approval to change locations.

The applicant testified that he has been operating at the current location for 10 years and he wishes to change locations to improve parking. He stated that the hours of operation of the school will be from 3:45 p.m. to 9:00 p.m., Monday through Thursday and from 9:00 a.m. to 1:00 p.m. on Saturday. He will be closed on Fridays and Sundays. Mr. Albon stated that he is the sole employee and he conducts five classes per day and the class size is from 4 to 12 students. There are no renovations or structural changes planned.

The Board questioned the applicant about parking and safety of the students and he agreed to secure background checks for any employees hired in the future.

**The Board approved this application 7 to 0, with the witness stipulating that they will follow all township codes and conditions laid out in the resolution. Additionally the applicant failed to send letters via certified mail. He was instructed to do so by January 14, 2013. He is rescheduled to return to the January meeting on the 24<sup>th</sup> of 2013 to ensure there are no objections to his application from the public.**

**Motion:** RZ  
**Second:** CM  
**Yes to Approve** Ms. Collins-M. Den Bleyker-Chairman Kaniewski- Committeeman Kazimir -Mr. Kingma-  
Ms. Mueller -Chief Emeritus Zavinsky  
**Absent:** Mr. Sorrentino



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**PB\_2012\_12\_3**

ORBCOMM, INC.

395 WEST PASSAIC STREET, ROCHELLE PARK, NJ 07662

BLOCK 103.02, LOT: 4

**Applicant: Applicant is ORBCOMM, INC.**

**Robert G. Costantini, Vice President and Chief Financial Officer**

**Attorney: Jennifer M. Knarich, Esq**

ORBCOMM, INC. has submitted an application to the Board seeking a Minor Site Plan Tenant Review to occupy 31,000 sq. ft. of general office space at the above address. ORBCOMM is a provider of global satellite and cellular data communications.

The applicant testified that they provide "machine to machine" communication services, utilizing wireless technology. The hours of operation will be 8:00 a.m. to 5:00 p.m., Monday through Friday. There will be approximately 100 employees on site and they have been allocated about 100 parking spaces.

The applicant is planning to renovate the interior with 25 perimeter offices and conference rooms.

**The Board approved this application 7 to 0, with the witness stipulating that they will follow all township codes and conditions laid out in the resolution.**

**Motion: DK**

**Second: MDB**

**Yes to Approve Ms. Collins-M. Den Bleyker-Chairman Kaniewski- Committeeman Kazimir -Mr. Kingma-  
Ms. Mueller -Chief Emeritus Zavinsky**

**Absent: Mr. Sorrentino**

- **LITIGATION: SAC Realty -**
- **OTHER BUSINESS:**
- **PUBLIC: None**
- **ADJOURNMENT: 10:00**

**Respectfully Submitted on January 24, 2013 by:**

**Marlene Den Bleyker, Secretary, Rochelle Park Planning Board.**